

2022 ANNUAL REPORT



Office of the Assessor,
Sacramento County
Christina Wynn, Assessor

Table of Contents

Table of Contents.....	1
Message from the Assessor	2
Sacramento County Sampling Results	3-4
The Role of the Assessor	5
Property Tax Work Flow	6
Property Tax Distribution	7
2022-2023 Sacramento County Assessment Roll.....	8
Distribution of Value by Property Type – Secured Roll.....	8
Assessment Roll - Cities	8
Assessment Roll - Schools	9
20 Year History of Local Assessment Roll	10
Proposition 13	10
Proposition 8 Decline in Market Value	11
Requests for Review and Assessment Appeals	12
Business and Personal Property.....	13
Exemptions	14
Proposition 19 Tax Savings Changes for Property Owners	15-16
New Housing Trends	17
Yearly Comparison of Assessor’s Workload	18
Solution-Oriented Customer Service	19
Leadership	20
Acknowledgements	21
Property Tax Assessment Calendar	22



Message from Assessor Christina Wynn



I am pleased to report that this year's assessment roll topped a record \$215 billion, an 8% increase over last year. The assessment roll reflects the total gross assessed value of locally assessed real, business, and personal property in Sacramento County as of January 1, 2022. After the deduction of property tax exemptions for homeowners, disabled veterans, and charitable organizations, the net assessed value is \$205 billion. While the total value of the assessment roll increased by over 8%, the assessed value of most properties increased approximately 2% due to the protections of Proposition 13.

The exuberant 2021 residential market is the driving force behind this extraordinary roll growth with over \$10 billion of value added. The volume of residential permits increased 19% with residential sales and transfers increasing 16% compared to last year. This year's total roll increase is the most value added to the assessment roll year over year since the Great Recession. Further, there is strong evidence of recovery and growth of businesses throughout the County with over 2,700 new business accounts added in the last two years resulting in a 10% increase in this year's assessed value of business personal property.

This year's assessment roll generates over \$2 billion in property tax revenue, yielding an added \$100 million in gross revenue over last year. Property tax revenue funds over 175 local government agencies, including schools, special districts such as fire, park, and community service districts, as well as cities, and redevelopment agencies and is one of the largest sources of discretionary funding for Sacramento County's General Fund.

I invite you to glance through the pages of this report to learn more about property tax assessment in Sacramento County. The people behind this information are the talented, resolute, and caring staff of the Assessor's Office and I am proud of their accomplishments. This year the California State Board of Equalization completed a required audit of the 2019-2020 assessment roll. The outstanding results prove staff's long-standing commitment to uniformity, fairness, equity, and integrity in the property tax assessment processes of the Sacramento County Assessor's Office. I thank all the staff for their dedication to our office mission and values, providing extraordinary customer service, and striving for continuous improvement.

Thank you for taking the time to review this annual report and please contact me at wynnc@saccounty.gov with questions and comments.

Sincerely,

A handwritten signature in blue ink that reads "Christina Wynn".

Christina Wynn

Sacramento County Assessor

SACRAMENTO COUNTY

Sampling Survey



STATE OF CALIFORNIA

STATE BOARD OF EQUALIZATION
PROPERTY TAX DEPARTMENT
PO BOX 942879, SACRAMENTO, CALIFORNIA 94279-0064
1-916-274-3350 • FAX 1-916-285-0134
www.boe.ca.gov

TED GAINES
First District, Sacramento

MALIA M. COHEN, CHAIR
Second District, San Francisco

ANTONIO VAZQUEZ
Third District, Santa Monica

MIKE SCHAEFER, VICE CHAIR
Fourth District, San Diego

BETTY T. YEE
State Controller

YVETTE M. STOWERS
Executive Director

August 23, 2022

No. 2022/039

TO COUNTY ASSESSORS:

SACRAMENTO COUNTY ASSESSMENT SAMPLING SURVEY

A copy of the Sacramento County Assessment Sampling Survey is enclosed for your information. The State Board of Equalization (BOE) completed this sampling survey in accordance with section 15640 of the Government Code and section 75.60 of the Revenue and Taxation Code for purposes of certifying the eligibility of the county to continue to recover costs associated with administering supplemental assessments.

The Sacramento County Assessment Sampling Survey Report is a quantitative evaluation of Sacramento County's 2019-20 assessment roll. The sampling indicates Sacramento County's 2019-20 assessment roll meets the requirements for assessment quality established by section 75.60.

We thank the Honorable Christina Wynn, Sacramento County Assessor, and her staff for their courtesy and cooperation.

Sincerely,

/s/ David Yeung

David Yeung
Deputy Director
Property Tax Department

DY:dcl
Enclosure

SCOPE AND METHODOLOGY

Pursuant to Revenue and Taxation Code¹ section 75.60, the BOE determines through the survey program whether a county assessment roll meets the standards for purposes of certifying the eligibility of the county to continue to recover costs associated with administering supplemental assessments. Such certification is obtained either by receiving satisfactory statistical results from a sampling of the county's assessment roll or by a determination by the survey team – based on objective standards defined in regulation – that there are no significant assessment problems in the county.

The sampling of the county's assessment roll determines the average level (ratio) of assessment for all properties and the disparity among assessments within the sample. The ideal assessment ratio is 100 percent, and the minimum acceptable ratio is 95 percent. Disparity among assessments is measured by the sum of absolute differences found in the sample; the ideal sum of absolute differences is 0 percent and the maximum acceptable number is 7.5 percent. If the assessment roll meets the minimum standards for ratio and disparity, the county is eligible to continue to recover the administrative cost of processing supplemental assessments.²

2

SACRAMENTO COUNTY SAMPLING RESULTS

The BOE's County-Assessed Properties Division sampled Sacramento County's 2019-20 assessment roll, which contained 491,904 assessments with an enrolled taxable value of approximately \$172.8 billion. The composition of the 2019-20 assessment roll by property type is as follows:

PROPERTY TYPE	NUMBER OF ASSESSMENTS	ENROLLED VALUE
Residential	442,711	\$128,548,584,731
Rural	956	\$4,200,885,059
Commercial/Industrial	38,824	\$38,947,182,193
All Other	9,413	\$1,135,513,348
Total	491,904	\$172,832,165,331

The Sacramento County assessment roll meets the requirements for assessment quality established by section 75.60. Our sample of the 2019-20 assessment roll indicated an average assessment ratio of 100.17 percent and the sum of the absolute differences from the required assessment level was 0.24 percent. Accordingly, the BOE certifies that Sacramento County is eligible to receive reimbursement of costs associated with administering supplemental assessments.

3



The Role of the Assessor



The Assessor is a Constitutional Officer elected every four years by the people of Sacramento County. The Assessor's primary responsibility is to locate all taxable property in Sacramento County; identify its ownership; appraise and assess this property, apply all legal exemptions and exclusions, as of January 1st of the calendar year; and to list it on the assessment roll.

Property value is determined by the Assessor and applicable state and local laws. Although this value is then used to calculate property taxes, the Assessor does not set property tax rates, issue tax bills, or receive property tax payments.

The Assessor must maintain records of the above and provide property owners and the public access to assessment roll information, as allowed by law.

OUR MISSION

We provide equitable, timely, and accurate property tax assessments and information.

OUR VALUES

Professionalism
Integrity
Efficiency

Property Tax Workflow

1

**CLERK
RECORDER**

Provides copies of all deeds and recorded documents

2

**CITY & COUNTY
AGENCIES**

Provide copies of all building permits issued

3

ASSESSOR

Assesses all real and personal property (businesses, manufactured homes, boats, and airplanes) located throughout the County

4

**AUDITOR-
CONTROLLER**

Receives the assessments from the Assessor and applies the appropriate tax rate and special assessments to determine the actual amount of property taxes owed

5

**TREASURER-TAX
COLLECTOR**

Prepares and distributes property tax bills and processes property tax payments

6

**AUDITOR-
CONTROLLER**

Allocates property tax revenue to over 175 local taxing agencies, including the County, cities, schools, and special districts

Property Assessments & Tax Revenue Distribution

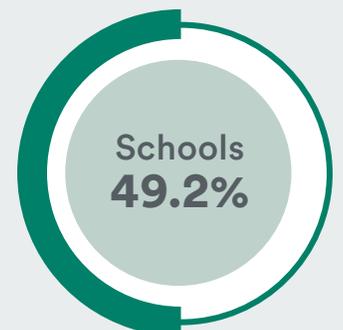
Distribution of Property Taxes

2022-23 Distributions, Rounded

Property assessments generate significant property tax revenue, one of the largest sources of discretionary funding for Sacramento County's General Fund.

After the deduction of homeowners', disabled veterans', and charitable organization exemptions, the County's total net assessed value for 2022-23 is \$205 billion. This year's assessment roll generates over \$2 billion in property tax revenue, yielding an added \$100 million in gross revenue over last year.

Property tax revenue collected at the County level is distributed to over 175 local government agencies; cities, schools, and special districts such as fire, park, community service and cemetery districts.



2022-2023 Sacramento County Assessment Roll

Secured and Unsecured Net of Exemptions with Comparison to 2021-2022

Year	Land	Improvements	Pers. Property	Total Before Ex	Non H/O Ex	Total	Homeowners Ex	Net Total
2022-23	58,708,224,012	146,897,319,074	10,067,639,626	215,673,182,712	8,903,377,150	206,769,805,562	1,480,023,917	205,289,781,645
2021-22	54,935,685,410	135,444,717,665	9,323,939,251	199,704,342,326	8,193,321,275	191,511,021,051	1,462,073,301	190,048,947,750
Difference	3,772,538,602	11,452,601,409	743,700,375	15,968,840,386	710,055,875	15,258,784,511	17,950,616	15,240,833,895
Net Increase in Assessed Values for Sacramento County				8.0%		7.97%		8.02%
Total Number of Secured Assessments				489,109				
Total Number of Unsecured Assessments				33,793				
Total Assessments				522,902				

Non H/O Ex includes Institutional and Veterans' Exemptions, Secured and Unsecured

Distribution of Value by Property Type

Secured Real Property Value Comparison 2021 vs 2022

Property Type	Parcel Count		2021-2022		Assessed Values		2021-2022	
	2022	2021	# Change	% Change	2022	2021	\$ Change	% Change
Vacant Land - Residential	15,116	15,568	-452	-2.9%	2,486,674,134	2,299,443,693	187,230,441	8.1%
Single Family Residences	391,552	387,334	4,218	1.1%	132,147,048,906	121,885,083,334	10,261,965,572	8.4%
Condominiums	14,059	13,861	198	1.4%	3,018,174,120	2,709,216,462	308,957,658	11.4%
Manufactured Homes	8,142	8,052	90	1.1%	531,110,593	488,461,752	42,648,841	8.7%
Multi-Family 2 to 4 units	16,287	16,190	97	0.6%	5,499,469,717	5,041,083,390	458,386,327	9.1%
Agricultural	2,983	2,997	-14	-0.5%	1,779,493,266	1,661,516,251	117,977,015	7.1%
Multi-family 5 or more units	3,881	3,939	-58	-1.5%	15,900,562,469	14,357,899,935	1,542,662,534	10.7%
Commercial/Industrial	17,121	17,105	16	0.1%	41,751,063,587	39,947,068,106	1,803,995,481	4.5%
Vacant Commercial/Industrial Land	3,442	3,404	38	1.1%	1,685,865,259	1,335,343,335	350,521,924	26.2%
Oil, Gas, and Minerals	123	123	0	0.0%	58,184,729	50,938,916	7,245,813	14.2%
Church & Welfare Parcels	1,343	1,320	23	1.7%	2,011,007,016	1,937,806,493	73,200,523	3.8%
Common Area Parcels	3,266	3,140	126	4.0%	3,687,800	3,515,633	172,167	4.9%
Locally Assessed Utility Parcels (owned/leased)	587	587	0	0.0%	0	0	0	0.0%
Government Owned	7,897	7,820	77	1.0%	0	0	0	0.0%
Misc. Other	3,310	3,164	146	4.6%	208,454,093	203,794,382	4,659,711	2.3%
Totals	489,109	484,604	4,505	0.9%	207,080,795,689	191,921,171,682	15,159,624,007	7.9%

Values are gross totals (land, improvement, fixtures and personal property) – before exemptions/exclusions

2022-2023 Sacramento County Assessment Roll - Cities

Secured and Unsecured Net of Institutional Exemptions, before Homeowners' Exemptions

Jurisdiction	2022-23	2021-22	Net Increase	% Increase
Citrus Heights	8,723,654,112	8,023,791,598	699,862,514	8%
Elk Grove	25,609,075,468	23,717,216,238	1,891,859,230	7%
Folsom	17,915,147,730	16,585,362,718	1,329,785,012	7%
Galt	2,757,241,863	2,548,153,091	209,088,772	8%
Isleton	73,100,377	71,346,007	1,754,370	2%
Rancho Cordova	11,568,157,438	10,558,925,620	1,009,231,818	9%
Sacramento City	66,814,438,604	62,130,758,440	4,683,680,164	7%
Unincorporated Area	73,308,989,970	67,875,467,339	5,433,522,631	7%
Totals	206,769,805,562	191,511,021,051	15,258,784,511	8%

2022-2023 Sacramento County Assessment Roll - Schools

With Comparison to 2021-2022

School District	2022-23	2021-22	Net Increase	% Increase
Arcohe Union	951,442,907	873,145,770	78,297,137	9%
Center Joint	2,510,780,662	2,278,922,044	231,858,618	10%
Dry Creek Joint	2,225,232,594	2,038,655,003	186,577,591	9%
Elk Grove Unified	46,220,696,595	42,439,022,406	3,781,674,189	9%
Elverta Joint	333,759,127	310,048,217	23,710,910	8%
Folsom Cordova	79,622,661,497	73,848,615,937	5,774,045,560	8%
Galt Joint Union Elem	3,413,948,491	3,154,520,725	259,427,766	8%
Galt Joint Union High	4,365,391,398	4,027,666,495	337,724,903	8%
Los Rios CCD	195,624,100,303	180,672,936,740	14,951,163,563	8%
Natomas Unified	14,647,833,470	13,194,745,237	1,453,088,233	11%
River Delta Unified	2,156,958,644	1,993,749,324	163,209,320	8%
Robla	3,575,349,127	3,143,201,651	432,147,476	14%
Roseville Joint Union	2,225,232,594	2,038,655,003	186,577,591	9%
Sacramento City Unified	45,031,773,162	42,032,053,992	2,999,719,170	7%
San Joaquin Delta CC	4,941,836,571	4,554,338,958	387,497,613	9%
San Juan Unified	43,985,465,286	41,130,145,866	2,855,319,420	7%
Sierra Joint CC	4,736,013,256	4,317,577,047	418,436,209	10%
Twin Rivers Unified	46,441,877,529	41,562,296,219	4,879,581,310	12%



Over 49% of local property tax revenue goes to fund public schools.

20 Year History of Local Assessment Roll

Year	Assessed Value*	Amount of Increase	% Change
2003-04	85,081,667,450	7,358,622,036	9.47%
2004-05	95,302,760,110	10,221,092,660	12.01%
2005-06	109,328,224,993	14,025,464,883	14.72%
2006-07	125,674,965,255	16,346,740,262	14.95%
2007-08	137,707,020,735	12,032,055,480	9.57%
2008-09	140,630,362,269	2,923,341,534	2.12%
2009-10	131,627,517,985	-9,002,844,284	-6.40%
2010-11	128,769,550,688	-2,857,967,297	-2.17%
2011-12	124,811,746,576	-3,957,804,112	-3.07%
2012-13	121,495,031,861	-3,316,714,715	-2.66%
2013-14	126,311,591,786	4,816,559,925	3.96%
2014-15	134,497,818,408	8,186,226,622	6.48%
2015-16	140,691,283,846	6,193,465,438	4.60%
2016-17	148,052,405,413	7,361,121,567	5.23%
2017-18	157,548,104,712	9,495,699,299	6.41%
2018-19	168,181,179,703	10,633,074,991	6.75%
2019-20	179,165,611,212	10,984,431,509	6.53%
2020-21	189,847,799,296	10,682,188,084	5.96%
2021-22	199,704,342,326	9,856,543,030	5.19%
2022-23	215,673,182,712	15,968,840,386	8%

*Gross Totals, Secured and Unsecured

Proposition 13

Proposition 13 (Prop 13), a property tax limitation initiative that amended Article XIII of the California Constitution, was passed by California voters in June of 1978. Prop 13 rolled back the assessed values of real property to the assessed values effective in 1975, establishing original base year values.

Under Prop 13, the base year value of real property is reset when a change of ownership or new construction occurs. Generally, a change in ownership is a sale or transfer of property, while new construction is any improvement to property that is not considered normal maintenance.

Proposition 13 also limited the property tax rate to 1% plus the rate necessary to fund local voter-approved bonded indebtedness; the initiative also required base year values to be increased each year based on the percentage change in the Consumer Price Index (CPI) or 2%, whichever is less.

PROPOSITION 8

Decline in Market Value

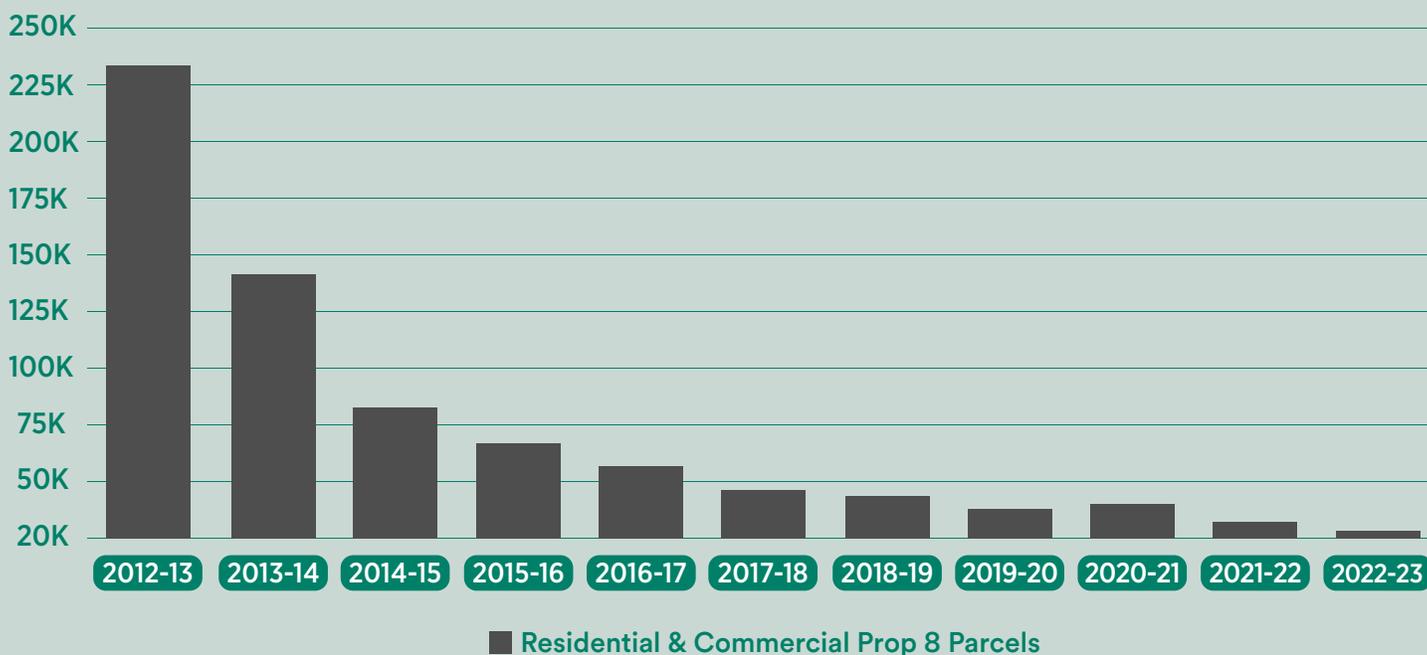
In November 1978, California voters passed Proposition 8 (Prop 8), which amended Article XIII A to allow temporary reductions in assessed value in cases where real property suffers a decline in value.

A decline in value assessment is applied when the market value of real property is determined to be less than its Prop 13 factored base year value as of the lien date, January 1. A decline in value assessment can result from fluctuations in the real estate market, deteriorating property conditions, or when property is damaged due to a storm or fire. A property's base year value is the assessed value of real property effective in 1975 or when the property last changed ownership or underwent new construction. The base year value is adjusted annually by the percentage change in the consumer price index (CPI), or 2 percent, whichever is less.

The market value of real property may decline from one lien date to the next lien date; however, the property will not benefit from a lower assessment unless its market value falls below the factored base year value.

Once a property's assessment has been reduced under Prop 8, the assessor reviews the assessment annually to determine if any adjustments are warranted. The assessed value of the property may increase or decrease depending on market evidence, and there are no limits to the annual percentage decrease or increase for Prop 8 assessments. However, once it has been determined that the value of the property is greater or equal to the factored base year value, the protections of Prop 13 are reinstated and the property's assessed value is restored to its factored base year value.

TOTAL NUMBER OF PROP 8 ASSESSMENTS



Request for Review & Assessment Appeals

Property owners can request a review of their assessment directly with the Assessor’s Office. This is a free service and applications are available, including optional online filing, through the Assessor’s website. The annual request for review filing period is July 2 – December 31. Regardless of the timing, property owners who believe there is an error in their assessment should contact the Assessor’s Office as soon as possible to discuss their concerns. Most concerns are addressed through this informal review process.

The Sacramento County Assessment Appeals Board is an independent agency established to resolve disputes between the County Assessor and property owners. The Board members are appointed by the Sacramento County Board of Supervisors. With proper evidence, the Board can lower, raise, or confirm a property’s assessed value; remove a penalty assessment imposed by the Assessor; and reverse a change in ownership or new construction assessment. This formal process requires filing an application with the Board and a \$30 filing fee.

Historical Assessment Appeals

Year	Appeals Filed	Total Assessments	% of Total
2011-12	6,662	503,108	1.3%
2012-13	4,294	502,709	0.9%
2013-14	2,729	502,527	0.5%
2014-15	2,183	501,887	0.4%
2015-16	1,446	503,717	0.3%
2016-17	1,274	505,436	0.3%
2017-18	1,186	506,076	0.2%
2018-19	1,353	508,941	0.3%
2019-20	1,251	504,653	0.2%
2020-21	1,287	514,745	0.3%
2021-22	1,107	517,407	0.2%

Requests for Review



Business & Personal Property

UNSECURED

Business and personal property not secured by a lien against real estate

FIXTURES

Tangible personal property annexed to real property

PERSONAL PROPERTY

Any property except real estate, including airplanes, boats, and business property

Unlike real property, business and personal property is not subject to Article XIII A (Prop 13). Instead, under California Revenue and Taxation Code section 441, such property is appraised annually at current market value. Upon request by the Assessor, any person or business must file a Business Property Statement. Any business that owns business property with a cost of \$100,000 or more must file an annual property statement that lists the costs of supplies, equipment, and fixtures at each business location. Businesses can file property statements electronically using the Standard Data Record (SDR) or eSDR Program for most California counties. Fixtures and Personal Property can be assessed on the Unsecured Roll or the Secured Roll, based on the ownership of the real property. Personal property includes boats and aircraft.

Business and Personal Property Assessment Analysis

Unsecured Assessments	2018-19 Gross Value	2019-20 Gross Value	2020-21 Gross Value	2021-22 Gross Value	2022-23 Gross Value
Aircraft	237,779,656	248,523,246	220,507,100	255,205,056	335,167,060
Boats/Vessels	177,254,197	200,922,307	213,308,705	230,099,994	298,054,897
Fixtures	2,322,074,717	2,584,838,731	2,774,617,467	2,722,710,070	3,101,749,418
Personal Property	3,597,606,460	3,837,912,477	4,046,943,048	4,001,708,634	4,327,824,646
Secured Assessments					
Fixtures	994,705,883	1,037,502,183	1,047,488,326	1,010,658,754	952,962,733
Personal Property	992,756,987	1,045,112,594	1,072,013,408	1,103,556,743	1,051,880,872

Top 20 Businesses As of June 30, 2022

Ranking	Business Name	Fixture & BPP Value
1	Intel Corp	501,757,540
2	Twitter Inc.	377,829,912
3	NTT Global Data Centers Americas, Inc.	222,054,615
4	Calif-American Water Company	172,778,141
5	H P Hood LLC	156,627,788
6	Southwest Airlines (Aircraft only)	148,956,226
7	Apple Inc.	145,064,030
8	Amazon.com Services Inc.	141,929,886
9	AMPAC Fine Chemicals LLC	121,622,985
10	FedEx Ground Package-Hub #958	85,451,675

Ranking	Business Name	Fixture & BPP Value
11	Siemens Mobility	83,277,851
12	Blue Diamond Growers	76,648,451
13	Proctor & Gamble	70,984,398
14	Verizon Data Services LLC	70,648,560
15	Amazon.com Services LLC	59,415,063
16	Mitsubishi Chemical Carbon Fiber & Composites Inc.	57,000,264
17	Tesla Energy Operations Inc.	53,716,425
18	A Teichert & Son Inc.	50,295,250
19	Downtown Arena LLC	44,920,747
20	SK HYNIX NAND Products Solutions Corp.	42,593,584

Exemptions

California’s Constitution provides that certain properties or portions thereof, are eligible for exemption from taxation. These exemptions provide tax relief for the portion of property taxes that are based on the assessed value of property; exemptions do not provide tax relief from direct levies or special taxes.

A homeowner that occupies a property as their primary residence may be eligible for a Homeowners’ Exemption. The Homeowners’ Exemption deducts \$7,000 of assessed value from the annual assessed value and can save a property owner over \$70 in property taxes each year.

Disabled veterans may be eligible for the Disabled Veterans’ Exemption under certain conditions; when blind in both eyes; with the loss of the use of two or more limbs; or when totally disabled as a result of injury or disease incurred while in active military service. Unmarried surviving spouses of certain deceased veterans may also qualify. For 2022, disabled veterans’ save over \$1,800 with the basic exemption or over \$2,700 with the low- income exemption (\$67,355 income limit).

Homeowners’ and Disabled Veterans’ Exemptions are important qualifying factors necessary to receive Proposition 19 benefits and eligible homeowners are encouraged to apply for these exemptions timely to expedite qualification and processing of Proposition 19 benefits.

Real and personal property used exclusively for a church, college, cemetery, museum, school, or library may qualify for an Institutional Exemption. Properties owned and used exclusively by a non-profit, religious, charitable, scientific, or hospital corporation are also eligible.

These exemptions are not automatic. A claim form must be filed and approved by the Assessor’s Office.



Qualifying Exemptions As of June 30, 2022

Exemption Type	Quantity	Total Value	% of Total Value
Homeowners ^{1*}	211,291	1,480,023,917	14.25%
Disabled Veterans ¹	3,454	498,848,765	4.80%
Charities	1,569	4,218,653,558	40.63%
Religious and Church	846	868,420,711	8.36%
School, Library, Museum	196	672,028,687	6.47%
Hospitals	108	2,531,731,469	24.38%
Cemeteries	32	59,975,697	0.58%
Colleges	27	53,216,035	0.51%
Historical Aircraft	8	502,228	0.00%
Totals	217,531	10,383,401,067	100.00%

¹Reimbursed by the State

PROPOSITION 19

Tax Savings Changes for Property Owners

Proposition 19 (Prop 19), passed by voters in November 2020, made significant changes in the tax savings available to property owners beginning in 2021. The two types of savings affected by Prop 19 were Multi-generational Exclusions and Base Year Value Transfers. Clarifying legislation has been adopted since the measure was approved and the information below is current as of the publication of this report. We encourage anyone with questions about Prop 19 to contact our office for assistance.

MULTI-GENERATIONAL EXCLUSIONS

The multi-generational transfer portion of Prop 19 took effect February 16, 2021, and is more restrictive than the prior law (Proposition 58).

Under current Prop 19 rules, children/grandchildren who inherit their parents'/grandparents' principal residence but choose not to make the home their principal residence will now have the property reassessed. To be granted exclusion from reassessment, heirs must make the home their primary residence within one year of the death of the parent/grandparent or one year from the date the property transferred ownership and the heirs must file and qualify to receive the Homeowners' Exemption or Disabled Veterans' Exemption. In addition, family farm transfers that do not include a residence qualify for this exclusion without the principal residence requirement.

This impacts common estate planning trusts like qualified personal residence trusts which allows the transfer of a residence to a trust while that residence can still be occupied for a fixed number of years. The parent continues to live in the residence as their primary residence, and at the end of the fixed number of years, the residence transfers to their child. Under the prior law, when the child becomes the owner, they would qualify for the parent-child exclusion but under Prop 19 the child has to make the residence their primary residence or the property is reassessed. Those with a trust that holds a residence in the name of their child as a remainder beneficiary or those in the process of estate planning should contact a tax and estate planning professional to discuss potential impacts.

Under Prop 19, parents/grandparents can no longer transfer up to \$1,000,000 of taxable value of other property, such as residential rental property or commercial property, in addition to their principal residence.

Multi-generational transfers that occurred *before February 16, 2021*, may still qualify under the more generous Proposition 58 provisions:

- This exclusion applies to a principal residence and up to \$1,000,000 (taxable value) of additional real estate.
- This exclusion benefit applies to multi-generational transfers made on (or after) November 6, 1986. Please read the instructions included with the claim form carefully.

Transfers that occur *on or after February 16, 2021*, are subject to Prop 19 Provisions:

- This exclusion applies to the principal residence of the transferor only and the transferee is required to occupy the property as their principal residence also.
- This exclusion is limited to the sum of taxable value of the property plus \$1 million of market value. Any overage is added to the taxable value to determine the new taxable value.
- Family farms also may qualify for this exclusion with no principal residence requirement.

The Grandparent to Grandchild Exclusion is subject to the same dates and principal residence requirements as the Parent Child Exclusion as stated above, with one limiting condition: Parent(s) of the grandchild, who qualifies as a child of grandparent, must be deceased on the date of transfer.

BASE YEAR VALUE TRANSFERS

Under Prop 19 and effective **April 1, 2021**, homeowners who are 55 or older, or who are severely disabled, or who are victims of a Governor declared disaster and sustained at least 50% damage, wishing to transfer their property tax benefits from their primary residence to another primary residence in California have more options:

- A homeowner can purchase a higher value property. The transfer no longer will have to be a property of equal or lesser value. The prior benefit can be transferred and an upward adjustment is added for the difference.
- When comparing the values between the original property and the replacement property, the value of the replacement property is adjusted to 105% of the market value when purchased after the original property but within the first year following the sale and 110% in the second year after the sale.
- There is no adjustment to value of the replacement property when purchased prior to the sale of the original property.
- An inter-county transfer can occur between any two counties, not just counties with local ordinances.
- A county receiving an application to transfer a tax base from a property in another county must notify the originating county of the application and receive qualifying information prior to benefit approval. The originating county is requested to certify the date of sale and market value of the property and the status of the property as the primary residence.
- A qualifying transfer can be made up to 3 times per property owner, and for Governor declared disaster victims, there is no limit on the number of times the benefit can be used.
- Only one of the two events (sale of your original property or purchase or new construction of the replacement property) must occur after April 1, 2021, to qualify under Proposition 19.

When both events occur prior to April 1, 2021, property owners will have to qualify under Propositions 60, 90, or 110, which contain options that are more restrictive:

- To transfer your Proposition 13 base year value, the replacement property has to be equal to or lesser than the original property value.
- Inter-county transfers can only occur in counties with ordinances allowing for those transfers. Sacramento County does not have this ordinance.
- Your Proposition 13 base year value can only be transferred once.

Regardless of when the events occur, to qualify for a base year value transfer, both events must occur within two years of each other, and there is no requirement for the events to happen in a specific order. However, if the replacement property is purchased or newly constructed prior to the sale of the original property, the owner is responsible to pay property taxes on the full value of the replacement property until the sale of the original property occurs, only then can the base year value of the original property be transferred.



Go to <https://assessor.saccounty.gov> for forms and additional information on Proposition 19.

New Housing Trends

THE GREGORY GROUP New-Home Database - Sacramento County*

	1ST QTR	2ND QTR	3RD QTR	4TH QTR	1ST QTR	2ND QTR	3RD QTR	4TH QTR	
TOTAL HOMES				2020				2021	
Average Price	\$507,203	\$503,038	\$510,907	\$543,036	\$576,774	\$629,983	\$649,372	\$676,673	
Average Size	2,224	2,197	2,173	2,184	2,217	2,249	2,226	2,279	
Average Price/Sq Ft	\$236.20	\$237.24	\$243.14	\$255.87	\$268.36	\$287.11	\$299.14	\$304.81	
Quarter Sales	944	634	1068	1239	1,173	1,015	747	924	
Quarter WSR	0.71	0.54	0.91	1.06	0.95	0.80	0.60	0.76	
YTD Sold	944	1,578	2,646	3,885	1,173	2,188	2,935	3,859	
Total WSR	0.72	0.68	0.78	0.95	0.99	1.05	0.89	0.85	
Average Lot Size	4,487	4,579	4,501	4,526	4,510	4,371	4,402	4,565	
Number of Projects	102	90	90	90	95	97	96	93	
Total Inventory	5,109	4,802	4,570	4,477	5,126	4,903	4,692	4,086	
Unsold Inventory	592	675	516	276	212	153	268	223	
Weeks of Inventory	8	11	7	3	2	2	3	3	
DETACHED HOMES				2020				2021	
Average Price	\$515,525	\$513,528	\$519,945	\$552,434	\$588,580	\$641,864	\$659,847	\$687,561	
Average Size	2,290	2,281	2,241	2,251	2,288	2,301	2,284	2,337	
Average Price/Sq Ft	\$230.87	\$230.45	\$237.52	\$250.77	\$263.64	\$285.80	\$295.59	\$301.48	
Quarter Sales	896	602	1006	1130	1,060	930	685	848	
Quarter WSR	0.74	0.59	0.97	1.1	0.97	0.81	0.61	0.79	
YTD Sold	896	1,498	2,504	3,634	1,060	1,990	2,675	3,523	
Total WSR	0.75	0.74	0.83	1.01	1.05	1.09	0.94	0.87	
Average Lot Size	4,487	4,579	4,501	4,526	4,510	4,371	4,402	4,565	
Number of Projects	93	79	80	79	84	88	86	83	
Total Inventory	4,534	4,102	3,968	3,843	4,605	4,503	4,277	3,733	
Unsold Inventory	506	539	436	222	182	124	242	205	
Weeks of Inventory	7	9	1	3	2	1	3	3	
ATTACHED HOMES				2020				2021	
Average Price	\$404,189	\$405,544	\$411,786	\$444,816	\$453,708	\$474,212	\$535,455	\$552,902	
Average Size	1,415	1,414	1,422	1,491	1,479	1,568	1,592	1,612	
Average Price/Sq Ft	\$302.25	\$300.41	\$304.85	\$309.09	\$317.50	\$304.35	\$337.72	\$342.73	
Quarter Sales	48	32	62	109	113	85	62	76	
Quarter WSR	0.41	0.22	0.48	0.76	0.79	0.73	0.48	0.58	
YTD Sold	48	80	142	251	113	198	260	336	
Total WSR	0.33	0.31	0.41	0.49	0.54	0.58	0.51	0.65	
Average Density	--	--	--	--	--	--	--	--	
Number of Projects	9	11	10	11	11	9	10	10	
Total Inventory	575	700	602	634	521	400	415	353	
Unsold Inventory	86	136	80	54	30	29	26	18	
Weeks of Inventory	29	40	20	10	5	6	5	3	

2022 APARTMENT NEW CONSTRUCTION

- 33 apartment new construction projects were valued in 2021-2022
- 5,670 total units
- \$853,925,426 in value added to the roll

CONSTRUCTION IN PROGRESS

\$468,195,426 in value added for 4,547 units

25 projects still under construction:

- 2,247 Market Rate
- 100 Low-Income Housing (Homekey)
- 223 Student Housing
- 857 Low Income Housing (Tax Credit)
- 1,120 Mixed Use

COMPLETED NEW CONSTRUCTION

\$385,730,000 in value added for 1,123 units

8 projects completed in 2021-2022:

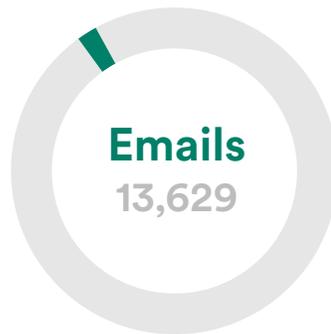
- 708 Market Rate
- 284 Student Housing
- 120 Low-Income Housing (Tax Credit)
- 11 Mixed Use

Yearly Comparison of Assessor's Workload



	2018-19	2019-20	2020-21	2021-22	2022-23
REAL PROPERTY APPRAISALS					
Sales and Transfers	35,042	33,293	33,282	32,041	37,360
Assessable New Construction	6,047	6,872	7,413	6,934	8,306
Prop 8 Assessments	33,468	29,282	31,681	20,820	12,906
BUSINESS AND PERSONAL PROPERTY					
Boats	9,154	9,775	10,457	10,947	11,150
Aircraft	565	562	519	499	472
Business Accounts	22,454	22,041	20,356	22,628	23,084
Audits	247	226	208	218	239
MAPPING SERVICES					
Assessor's Maps Maintained	9,630	9,730	9,797	9,815	9,916
New Parcels Created	2,966	6,108	4,842	3,927	5,068
DOCUMENTS RECEIVED					
Recorded Documents Received	77,867	70,963	73,412	80,177	92,352
Total Building Permits Received	60,871	61,709	63,377	57,721	62,996
Mailing Address Changes	35,834	11,476	10,850	7,977	7,990
Prop 60 Base Year Transfers	202	176	206	176	41
Parent-Child Exclusions	2,993	3,741	3,561	3,853	1,359
Prop 19 Base Year Transfers	0	0	0	30	598
EXEMPTIONS PROCESSED					
Homeowners'	35,521	24,869	24,812	27,975	24,391
Institutional	3,818	3,741	7,203	7,480	7,547
Disabled Veterans'	3,147	3,198	3,495	3,625	3,746

Solution-Oriented Customer Service



Customer Service Feedback

“...He was so kind and gracious. Thank you for making me feel like a human and not just an annoying customer.”

“...He was so kind and helpful and gave exceptional service. We had so many questions and he was knowledgeable and patient. Truly went the extra mile.”

“...Dealing with this office has been the best experience I have had with any CA government department.”

“...They were very polite and explained everything clearly. They also notified me of an open permit that I did not know about. I am very happy I spoke with them in person.”

“...They were a great source of ownership and zoning information. Great attitudes and very willing to serve the public.”

“...I would suggest to other veterans to do the required work of filling out the paperwork because it is so worth the savings one gets on taxes, unbelievable! It was such an easy process. Thanks to the Clerk who helped me. Yes!”

“...We are in a probate situation and are not working with an attorney. Your staff was incredibly helpful.”



LOBBY SERVICE

- General Assessment Information
- Assessed Values
- Mailing Address Change
- Requests for Assessor Review
- Parcel Information and Maps
- Building Information
- Ownership Information
- Exemptions Information
- Property Transfer Information
- Forms

Information Available Online at <https://assessor.saccounty.gov>

- General Assessment Information
- Assessor Parcel Viewer
- Assessed Values Lookup
- Forms (eForms Portal)
- Mailing Address Change
- Property and Building Characteristics
- Online Review (Prop 8)
- Property Maps
- Supplemental Calculator
- Important Dates Calendar

Leadership

Sacramento County Assessor's Office Organizational Structure



CHRISTINA WYNN
Elected Assessor



WENDY PELL-CASTILLO
Administration



LINDA COGBURN
Assessment Standards



JARRET STEDIFOR
Assistant Assessor (Appointed)



LARRY GROSE
Systems



LANCE WEIBEL
Assessment & Technical Services



STEFANIE KLAPPER
Personal Property



JIM GLICKMAN
Residential



SHANNON HEREDIA
Commercial

Acknowledgements



The success of the Sacramento County Assessor's Office is ensured because of the support and cooperation of the Board of Supervisors, the County Executive's Office, and the following agencies and departments:

- County Department of Technology
- County Tax Collection & Business Licensing Division
- County Auditor-Controller
- County GIS Department
- County Clerk-Recorder
- County Counsel
- California State Board of Equalization



Ann Edwards
County Executive

Board of Supervisors



PHIL SERNA District 1



PATRICK KENNEDY District 2



RICH DESMOND District 3,
Vice Chair



SUE FROST District 4



DON NOTTOLI District 5, Chair

Property Tax Assessment Calendar

JAN 1 Annual Lien Date. All taxable property is assessed annually for property tax purposes as of 12:01 a.m. on January 1.

FEB 15 Deadline to file exemption claims – Veterans', Homeowners', Church, Religious, Welfare, Historical Aircraft, and other Institutional Exemptions.*

APR 1 Due date for filing statements for business personal property, aircraft and boats. Business property owners must file a statement each year detailing the cost of all supplies, machinery, equipment, leasehold improvements, fixtures and land owned at each location within Sacramento County.

APR 10 Last day California Law allows the TAX COLLECTOR to receive a second installment of secured property taxes without accruing a penalty. This tax is based on property values for the January lien date 15 months earlier.*

MAY 7 Last day to file a business personal property statement without incurring a 10% penalty.

JUN 30 Last day to close the local annual assessment rolls for current fiscal year. Assessment roll data released to Sacramento County Department of Finance.

JUL 1 First day of new assessment roll year and new fiscal year.

JUL 2 New assessed values posted to Assessor's website. First day to file a Decline-in-Value Review with the Assessor's Office. First day to file an Assessment Appeal Application with the Sacramento County Assessment Appeals Board.

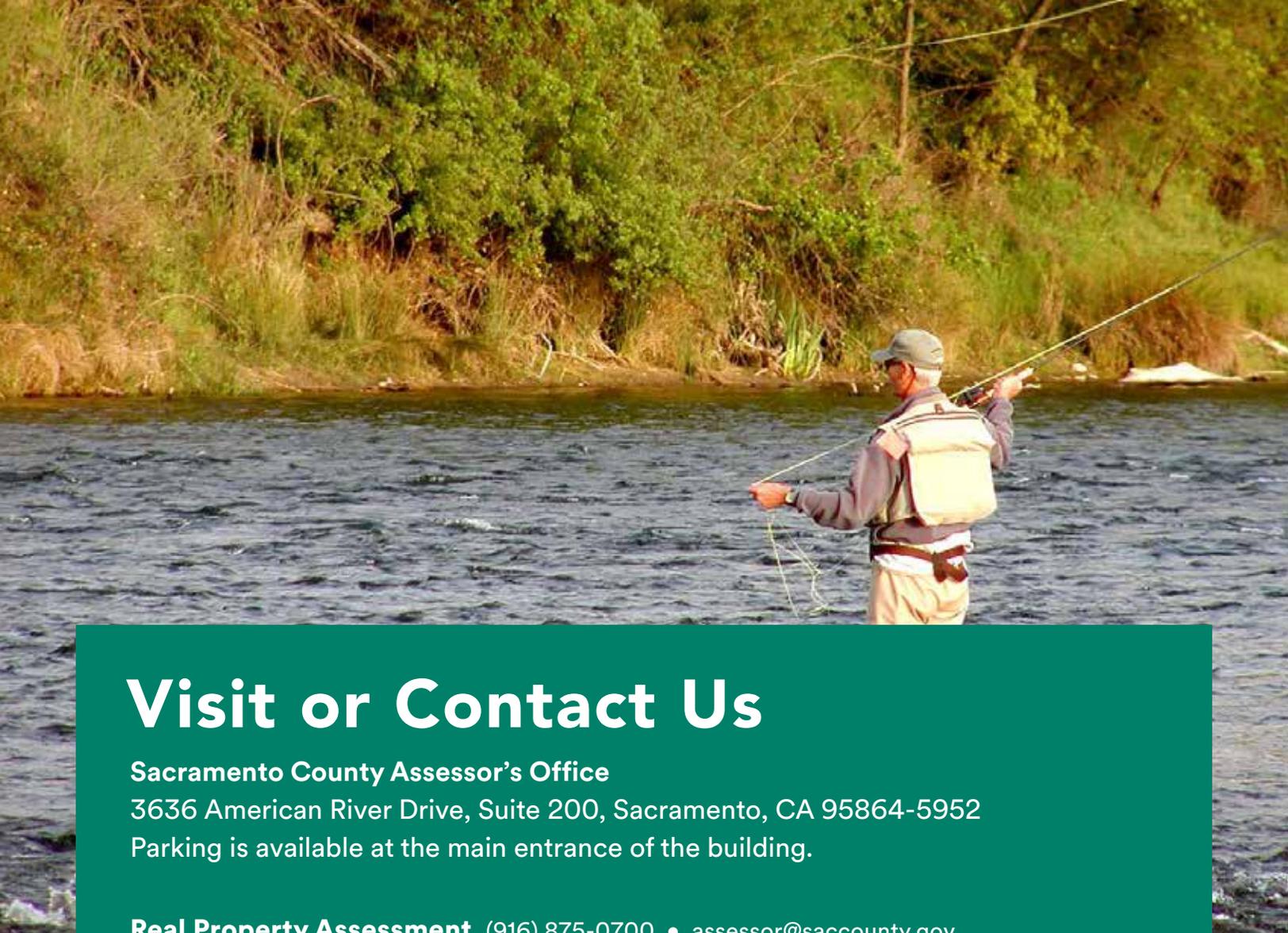
AUG 31 Last day California Law allows the TAX COLLECTOR to receive taxes on unsecured tax bills without accruing a penalty.*

NOV 30 Last day to file an Assessment Appeal Application with the Sacramento County Assessment Appeals Board based on the assessed value shown on the tax bill*

DEC 10 Last day California Law allows the TAX COLLECTOR to receive first installment of secured property tax bills without accruing a penalty.*

DEC 31 Last day to file a Decline-in-Value Review with the Assessor's Office.

** If date falls on Saturday, Sunday or legal holiday, mail postmarked on the next business day shall be deemed on time.*



Visit or Contact Us

Sacramento County Assessor's Office

3636 American River Drive, Suite 200, Sacramento, CA 95864-5952

Parking is available at the main entrance of the building.

Real Property Assessment (916) 875-0700 • assessor@saccounty.gov

Mobile/Manufactured Homes • ASR-MobileHomes@saccounty.gov

Property Transfer Information (916) 875-0750 • assessor@saccounty.gov

Mapping (916) 876-6745 • ASR-Mapping@saccounty.gov

Business Property Assessment (916) 875-0730 • PPDutyApr@saccounty.gov

Leasing and Leased Equipment (916) 875-0745 • ASR-Leasing@saccounty.gov

Marine, Boats and Aircraft (916) 875-0740 • ASR-Marine@saccounty.gov

Homeowners' Exemptions (916) 875-0710 • ASR-HomeownersExemptions@saccounty.gov

Institutional Exemptions (916) 875-0720 • ASR-InstitutionalExemptions@saccounty.gov

Veterans' Exemptions (916) 875-0720 • ASR-DisabledVetExemptions@saccounty.gov

Proposition 19 (916) 875-0750 • Prop19@saccounty.gov

Information is also available online at <https://assessor.saccounty.gov>